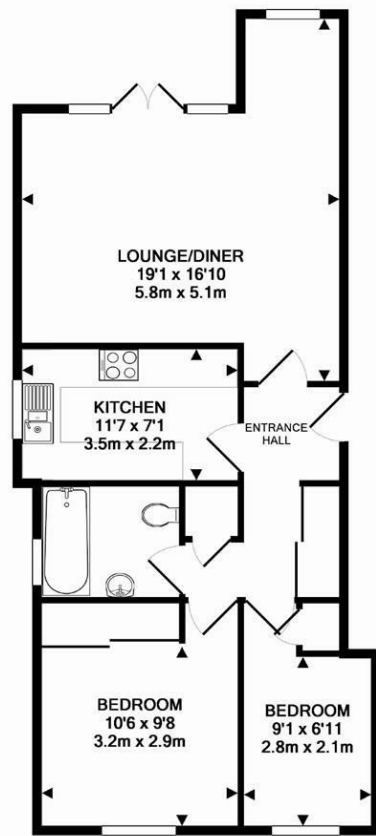




42, BLENHEIM COURT, WOODSTOCK, OX20 1JL

FLOWERS   
ESTATE AGENTS



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2016





# 42, Blenheim Court, Woodstock, OX20 1JL

## Share of Freehold

- Share of the freehold with lease running to 2982
- Well proportioned and recently refurbished
- Communal gardens
- Excellent location only a few minutes' level walk to the town centre
- EPC Rating C
- Ground floor two-bedroom apartment
- Large, light reception/dining room
- Single garage and allocated parking space
- Ideal for an owner occupier or an investment buy
- Council Tax C

Available with no onward chain, a well presented and much improved two bedroom ground floor apartment within a short walk of Woodstock town centre and local amenities.

Internally, the accommodation comprises of an entrance hall which leads to a generously proportioned front aspect reception room. French doors draw in an excellent flow of natural light and provide direct access to a covered private terrace and well maintained communal garden . The contemporary kitchen has recently been refurbished by the current owners in bright neutral tones and offers ample worktop and storage space. The two bedrooms with built in wardrobes and a pleasant family bathroom are located at the rear of the apartment.

The property further benefits from a single garage and an allocated parking space. Viewings highly recommended.





## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766

[woodstock@flowersestateagents.com](mailto:woodstock@flowersestateagents.com)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Area Description

Woodstock is a thriving market town located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities, an active community and is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon. Soho Farmhouse is approximately 10 minute drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx 55 mins) trains to Marylebone.

**Local Authority:** WODC

**Council Tax Band:** C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

